

2027-2028 Construction Cost Sheet - Rev. 09-03-2026

All Cost Listed are Maximum Allowable Cost

SOFT COST	DESCRIPTION & MATERIAL	COST	SPECIFICATIONS / OTHER INFORMATION
Building Permits	Per Job Site	Local Cost	Posted on job site.
DEMO	DESCRIPTION	COST	OTHER INFORMATION
Carpet	Per Square Foot of floor	\$2.50	Removal and disposal of existing carpet.
Floor	Per Square Foot of floor	\$2.75	Demo and disposal of floor down to floor joist, includes existing flooring.
Ceiling	Per Square Foot of ceiling	\$2.25	Demo and disposal of ceiling to ceiling joist.
Walls	Per Square Foot of wall	\$1.75	Demo and disposal of wall down to Studs.
Floor, Walls and Ceiling	Per Square Foot of floor area	\$5.25	Demo and disposal of floor, walls and ceilings down to joist and studs.
Bath Room Floor	Per Square Foot of floor	\$8.00	Demo and disposal of floor down to floor joist, includes fixtures and cabinetry.
Bath Room	Per Square Foot of floor area	\$12.00	Demo and disposal of floor, walls and ceiling down to joist and studs, includes fixtures and cabinetry.
Deck or Landing	Per Square Foot	\$4.00	Demo and disposal of entire deck or landing and components.
EPA RRP CONTAINMENT	DESCRIPTION	COST	OTHER INFORMATION
Windows or Exterior Doors	Per a Window or Door	\$100.00	All inclusive fee per window or door to meet all EPA RRP requirements including but not limited to signage, containment's and clean up.
Renovation Containments	Per Component	Detailed Quote	Inspector to review all details and approve costs. Estimates required
EXTERIOR	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Three Tab Roofing Shingles	Per Square 2/12 to 8/12 pitch	\$360.00	Complete roof system. Includes complete tear off, Synthetic Felt, Drip Edge, Valley Lining/ Ice & Water, Ridge Vent, Pipe Boots, Penetration Flashings and Dump/ Disposal Fees. Racking Application of Shingles is Prohibited.
Architectural Roofing Shingles	Per Square 4/12 to 8/12 pitch	\$370.00	Complete roof system. Includes complete tear off, Synthetic Felt, Drip Edge, Valley Lining/ Ice & Water, Ridge Vent, Pipe Boots, Penetration Flashings and Dump/ Disposal Fees. Architectural style shingles prohibited on pitches less than 4/12. Racking Application of Shingles is Prohibited.
Double Synthetic Underlayment	Per Square 2/12 up to 4/12 pitch	\$22.00	Double synthetic underlayment for roof pitch 2/12 up to 4/12.
Additional Layers of shingles	Per Square	\$20.00	Per additional layer, includes dump/disposal.
Additional for Steep Pitch	Per Square 9/12 to 10/12 pitch	\$21.00	
Additional for Steep Pitch	Per Square 11/12 to 12/12 pitch	\$32.00	
Additional for Steep Pitch	Per Square 13/12 plus pitch	\$45.00	
Masonry Chimney Flashing, Large	Per Chimney 49" Wide and up	\$495.00	Step and Counter Flashing to be factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Counter flashing to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall.
Masonry Chimney Flashing, Small	Per Chimney up to 48" wide	\$380.00	Step and Counter Flashing to be factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Counter flashing to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall.

Step / Continuous Flashing	Per Linear Foot	\$7.00	Factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step. Includes Ice & Water on deck and up sidewall.
Step and Counter Flashing	Per Linear Foot	\$11.00	Factory painted 0.019 " thickness minimum, 4"h X 4"w X 8"L minimum step, Counter flash to be cut in 1" deep crimped over and sealed with roof caulk. Includes Ice & Water on deck and up sidewall.
Cricket Small	Per Chimney up to 48" wide	\$255.00	Complete installation, does not include step and counter flashing.
Cricket Large	Per Chimney 49" wide and up	\$385.00	Complete installation, does not include step and counter flashing.
Chimney Removal	Each	Detailed Quote	Must permanently cap in attic and permanently close off in home. Inspector to review all details and approve costs. Estimates required.
Retro Pipe Boot	Each	\$75.00	No cut 3-N-1 flashings will be accepted.
Modified Bitumen	Per Square 0/12 to 2/12	\$600.00	Complete system, includes dump/disposal. NO TORCH DOWN .
EPDM	Per Square 0/12 to 2/12	\$750.00	Complete system, includes dump/disposal.
Gaco Roof 100% Silicone Roof Coating	Per Square	\$550.00	Complete system includes pressure washing roof deck
Metal Roofing	Per Square	Detailed Quote	Only with approval of inspector. Must include all trims. Inspector to review all details and approve costs. Estimates required
Other Roofing	TPO, Hydrostop, etc.	Detailed Quote	Only with approval of Inspector to review all details and approve costs. Estimates required
Roof Decking/ OSB, Plywood	Per Sheet (4' X 8')	\$45.00	
Roof Decking/1X Material	Per Linear Foot	\$7.00	
Rain Diverter	10' Section	\$50.00	
Shingle Molding	Per Linear Foot	\$13.00	Finished, primed with two coats of paint.
Gutters with Leaf Guards	Per Linear Foot	\$20.00	6" Seamless w/leaf guards. Screen wire leaf guards are prohibited.
Downspouts with Splash Block	Per Linear Foot	\$10.00	Down Spout with Splash Block.
Wood Fascia	Per Linear Foot	\$12.50	Finished, primed with two coats of paint.
Wood Soffit	Per Linear Foot	\$15.00	Finished, primed with two coats of paint, includes ventilation.
Soffit Vents	Each, 4" Round or 16" X 8"	\$18.00	For use with existing wood soffits.
Metal Fascia Wrap	Per Linear Foot	\$11.00	Includes replacement of damaged lumber.
Vinyl Soffit	Per Linear Foot	\$14.00	Includes replacement of damaged lumber.
Complete Vinyl Boxing, Fascia, Soffit, Freeze Board	Per Linear Foot	\$21.00	Includes replacement of damaged lumber.
Vinyl Siding	Per Square .040 or Better	\$344.00	Complete siding system. Excludes Fanfold Insulation.
Fanfold Insulation	Per Square	\$47.00	Backing for vinyl installation.
Porch Ceiling (Vinyl)	Per Square Foot	\$8.00	Complete solid vinyl soffit system.
T-111 (5/8, 19/32")	Installed (per 4' X 8' sheet)	\$102.00	Complete installation including two coats of stain or primer and two coats of paint.
Exterior Painting	Per Square Foot	\$11.00	Primed with two coats of paint.

HVAC	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
HVAC NEW Install , Split or Package System, 14.3 SEER2, Electric or Gas.	1.5 - 2.0 Ton	\$10,000.00	All new equipment and components including exterior shroud (packaged units only), compressor pad, plenums, R-8 ducts, boots, registers, grills, return, line set, digital thermostat and wire, condensate/drain pans, condensate drains, etc. Sealing of joints and seams shall be with UL listed bucket mastic (not tape). HVAC equipment must have a minimum ten (10) year parts warranty including the compressor.
	2.5 Ton	\$11,750.00	
	3.0 Ton	\$12,600.00	
	3.5 Ton	\$13,650.00	
	4.0 Ton	\$14,400.00	
	5.0 Ton	\$17,000.00	
HVAC Replacement , Split or Package System, 14.3 SEER2 minimum, Electric or Gas.	1.5 - 2.0 Ton	\$5,800.00	All new equipment including plenums, digital thermostat, condensate/drain pans, condensate drains, removal and disposal of existing system, etc. Sealing of joints and seams shall be with UL listed bucket mastic (not tape). HVAC equipment must have a minimum ten (10) year parts warranty including the compressor. Includes demo and disposal.
	2.5 Ton	\$6,500.00	
	3.0 Ton	\$7,000.00	
	3.5 Ton	\$7,350.00	
	4.0 Ton	\$7,700.00	
	5.0 Ton	\$9,500.00	
HVAC Replacement , Compressor Pad	Plastic Compressor Pad	\$100.00	Use Only with Equipment Replacement
HVAC Replacement , Steel Ceiling or Wall Diffusers	Each	\$30.00	Use Only with Equipment Replacement
HVAC Replacement , Steel Baseboard Diffusers	Each	\$40.00	Use Only with Equipment Replacement
HVAC Replacement , Steel Return Air Filter Grill	Each	\$100.00	Use Only with Equipment Replacement
HVAC Replacement , New/ Additional Return	New Return	\$500.00	Use Only with Equipment Replacement. New/ Additional return when needed with equipment replacement. Including metal plenum, duct, and return air filter grill. Sealing of joints and seams shall be with UL listed bucket mastic (not tape).
HVAC Duct Replacement	1.5 - 2.0 Ton	\$4,200.00	All new R-8 duct work, boots, registers, grills and returns. Sealing of joints and seams shall be with UL listed bucket mastic (not tape). Includes demo and disposal.
	2.5 Ton	\$5,250.00	
	3.0 Ton	\$5,600.00	
	3.5 Ton	\$6,300.00	
	4.0 Ton	\$6,700.00	
	5.0 Ton	\$7,500.00	
HVAC Cross Over Duct	Per Linear Foot	\$25.00	R-8 cross over duct in mobile homes.
Sealing off Deleted Boots	Each	\$30.00	Capped tapped and mastic. When moving system from floor to ceiling.
HVAC Duct Repair		Detailed Quote	Inspector to review all details and approve costs. Estimates required.
MINI SPLIT NEW Install , 14.3 SEER2 minimum	0.5 - 1.5 Ton, single zone, base cost w/1 head and line set	\$4,500.00	New Mini Split system complete including compressor pad, control wire, line set, line set cover, condensate drains, removal and disposal of existing system, etc. HVAC equipment must have a minimum ten (10) year parts warranty including the compressor.
	2.0 - 3.0 Ton, multi zone, base cost w/1 head and line set	\$5,500.00	
	4.0 - 5.0 Ton, multi zone, base cost w/1 head and line set	\$7,000.00	

Mini Split Add-On	Per additional Head	\$1,750.00	Complete Install. Includes head, condensate drain, 50' line set, control wire, and line set cover.
Mini Split Add-On	Line Set add-on over 50', per linear foot	\$25.00	Complete Install
DOORS and WINDOWS	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Replacement Window	Per Window, Includes Demo and Wrap	\$600.00	Energy Star, All windows must be wrapped. Must provide invoice for windows with final inspection.
Replacement Window Coastal	Per Window, Includes Demo and Wrap	\$650.00	Energy Star, All windows must be wrapped. Must provide invoice for windows with final inspection.
Replacement Window Wrap Deduction	Per Window.	(\$100.00)	Deduct if frame is already wrapped or wrapping does not apply.
Window Wrap	Per Window.	\$100.00	Wrapping of existing window or door frame without window replacement.
Hurricane Protection of Window Opening	Per Window.	\$90.00	1/2" plywood with hurricane panel hardware. Includes labeling of panels.
Attic access door	22"x 30" Minimum Clear Opening	\$300.00	Complete new installation trimmed, primed with two coats of paint, and insulation tent.
Attic Ladder	Aluminum/Wood	\$900.00	Complete new installation trimmed, primed with two coats of paint, and insulation tent.
Attic Ladder Replacement	Aluminum/Wood	\$750.00	Trimmed, primed with two coats of paint, and insulation tent.
Crawl Space Access Door	All Treated or Metal with Clasp or barrel bolt	\$250.00	Complete installation including barrel bolt or hasp.
Exterior No Glass Door Unit Prehung	6 Pnl Fiberglass with Deadbolt	\$800.00	Energy Star, new locksets, and painted with two coats of paint.
Exterior with Glass Door Unit Prehung	Full, 1/2, 1/4 or Fan Light Fiberglass with Deadbolt	\$1,200.00	Energy Star, new locksets, and painted with two coats of paint.
Exterior Door Slab	6 Pnl, full or 1/2 Light, Fan Light Wood, Steel or Fiberglass	\$600.00	Energy Star, new locksets, new weather stripping, and primed with two coats of paint.
Peep Hole / Door Viewer	Per door	\$30.00	Install at appropriate height for homeowner.
Patio Door	Vinyl Slider	\$1,200.00	Energy Star.
Patio Door	Fiberglass with Deadbolt	\$1,700.00	Energy Star, new locksets, and painted with two coats of paint.
Storm Door	Wood Core Standard Self Storing	\$300.00	Complete installation.
Interior Door Unit Prehung	Wood or Molded	\$450.00	Installed, new lockset and primed with two coats of paint.
Interior Door Slab	Wood or Molded	\$350.00	Installed, new hinges, new lockset, and primed with two coats of paint.
Bi Fold Door	Wood or Molded	\$300.00	Installed, and primed with two coats of paint.
Increase Door Opening to 36"	Add on to Prehung Unit	\$300.00	Complete installation, and primed with two coats of paint.
FLOOR	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Vinyl Sheet	Per Square Foot	\$4.00	Full glued with twenty-year (20) minimum warranty.
LVP / LVT	Per Square Foot	\$6.00	Must have a 12mil minimum wear layer and provide a minimum 15-year residential warranty. Kitchens, bathrooms, laundry areas and mechanical closets must be 100% waterproof installed.
Harwood Flooring	Per Square Foot	\$8.50	Repair or Patch in work only, does not include demo.
Refinish Hardwood Flooring	Per Square Foot	\$4.00	Existing hardwood flooring.
Underlayment	Per 4X8 sheet. NO LAUAN PLYWOOD	\$65.00	Must be an underlayment. Will have XXXX's all over it. Pic's required.

Subfloor	23/32 Plywood or OSB per 4X8 sheet	\$75.00	
Quarter Round Molding	Per Linear Foot	\$2.75	Installed and finished.
Baseboard Molding	Per Linear Foot	\$4.00	Installed and finished.
Floor Joist	Per Linear Foot	\$9.00	R&R of joist, rafters, sills and beams, includes tear out/off and disposal.
BATHROOM	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Tub Shower Unit	60" Tub/Shower, New Components	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Shower Unit	60" Walk in Shower, New Components	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Handicap Roll-In Shower Unit	Wheelchair accessible	Detailed Quote	2010 ADA/ ANSI 11.1-2017 compliant. Inspector to review all details and approve costs. Estimates required.
Tub Shower Faucet	Delta, American Standard, Moen	\$420.00	No plastic, complete installation. ADA compliant. WaterSense certified.
Shower Slide Bar with Head	Delta, American Standard, Moen	\$220.00	No plastic, complete installation. ADA compliant. WaterSense certified.
Hand Held shower Head	Delta, American Standard, Moen	\$140.00	No plastic, complete installation. ADA compliant. WaterSense certified.
ADA Shower Chair	Free Standing	\$110.00	ADA complaint.
Grab Bars	Each	\$100.00	ADA complaint.
Shower Head	Replacement	\$65.00	No plastic, complete installation. ADA compliant. WaterSense certified.
24" Vanity	Vanity with Top and Side Splashes, as needed	\$350.00	Complete installation of unit including p-trap. Add faucet if needed.
30" Vanity	Vanity with Top and Side Splashes, as needed	\$400.00	Complete installation of unit including p-trap. Add faucet if needed.
36" Vanity	Vanity with Top and Side Splashes, as needed	\$450.00	Complete installation of unit including p-trap. Add faucet if needed.
Vanity Faucet	Delta, American Standard, Moen, New Components	\$210.00	No plastic, complete installation including new metal braided supply lines. ADA compliant. WaterSense certified.
Medicine Cabinet	Recessed or Surface Mounted	\$80.00	Complete installation.
Exhaust Fan	Replacement	\$220.00	70 CFM minimum, vented to exterior.
Exhaust Fan	New installation	\$325.00	70 CFM minimum, complete installation, vented to exterior.
Towel Bars and Paper Holders	Each	\$35.00	Complete installation.
Toilet	Each, New Components	\$380.00	Complete installation including wax ring and new metal braided supply line, ADA complaint, WaterSense certified.
KITCHEN & LAUNDRY	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Kitchen Faucet	Delta, American Standard, Moen, New Components	\$260.00	No plastic, complete installation including new metal braided supply lines. ADA compliant. WaterSense certified.
Kitchen Sink	Stainless, Double bowl, 8"deep, Strainers, New Components	\$410.00	Complete installation including new strainers and p-trap assembly. Add Faucet if needed.
Base Cabinets	Per Linear Foot, Prefinished	\$240.00	Complete installation including hardware. Includes demo.
Wall Cabinets	Per Linear Foot, Prefinished	\$205.00	Complete installation including hardware. Includes demo.
Counter Top	Per Linear Foot	\$60.00	Complete installation, including all endcaps. Includes demo.
Range Hood Vented - R&R - Replacement	250 CFM minimum	\$275.00	Complete installation including cabinet trimming, electrical, and duct connections.

Range Hood Vented - New Install	250 CFM minimum	\$600.00	Complete installation including cabinet trimming, electrical, and ducting to the exterior.
Range Hood Non-Vented - R&R - Replacement	250 CFM minimum	\$250.00	Complete installation including cabinet trimming and electrical.
Range Hood Non-Vented	250 CFM minimum	\$475.00	Complete installation including cabinet trimming and electrical.
Dryer Vent	Replacement	\$135.00	Complete installation including exterior damper, interior connection and hard pipe.
ELECTRICAL	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Rewire Whole House	Everything New, Including Fixtures per 2021 IRC	Detailed Quote	Inspector to review all details and approve costs. Estimate required that includes total number of Switches, Receptacles, GFCI's, Smoke Detectors, Ceiling Fans, Light Fixtures, Flood/Security Lights, Equipment Connections, Telephone, RG- 59, and Cat-5.
200 AMP Service Upgrade	Wire, Mast, Meter Base, Panel Box, Breakers	Detailed Quote	With 200 Amp disconnect. Inspector to review all details and approve costs. Estimates required.
Sub Panel	Complete Install	\$425.00	Sub panel for HVAC install, includes wire and breaker.
Panel Box	Complete Install	\$750.00	Replacement of existing panel box and breakers, does not include wire.
Branch Circuit / Home Run	15 or 20 Amp with Arch Fault Breaker	\$250.00	New circuit from panel box for smokes, lighting, receptacles and equipment.
Branch Circuit / Home Run	30 to 60 Amp with Breaker and Disconnect	\$325.00	New circuit from panel box for water heaters and HVAC equipment.
Service Disconnect	Disconnect for HVAC or Water Heater	\$75.00	Install of service disconnect, does not include new circuit.
Wire Whip	Non-Metallic Flexible	\$75.00	Electrical service whip.
Exterior GFCI- R&R or New Install	20 Amp GFCI Exterior Unit with Weather Proof Components	\$100.00	Install of GFCI receptacle with weather proof box and cover, does not include new circuit.
Interior GFCI - R&R or New Install	20 AMP GFCI Interior Unit	\$75.00	Install of interior GFCI receptacle, does not include new circuit or wall repairs.
Switches and Receptacles - R&R or New Install	New Devices with Cover Plates	\$30.00	Install of switches and receptacles with cover plates, does not include new circuit or wall repairs.
Small Light Fixture - R&R or New Install	Small, LED, 900 Lumens Minimum	\$60.00	Install of LED lighting fixture, does not include switch or new circuit.
Large Light Fixture - R&R or New Install	Large, LED, 1500 Lumens Minimum	\$90.00	Install of LED lighting fixture, does not include switch or new circuit.
Kitchen Light Fixture - R&R or New Install	4' Wrapped Fixture, LED 5000 Lumens Minimum	\$150.00	Install of LED fixture, does not include switch or new circuit.
Ceiling Fan 52"- R&R or New Install	52" Minimum with LED Light Kit, 900 Lumens Minimum	\$300.00	Install of Ceiling fan, No cheap fans. Fan allowance \$125.00, does not include switch or new circuit.
Smoke Detector - R&R	Device Replacement	\$60.00	Replacement of out of date or missing hardwired detector.
Smoke & Carbon Monoxide Detector - R&R	Device Replacement	\$120.00	Replacement of out of date or missing hardwired detector.
Smoke Detector - New Install	Each, Hardwired	\$120.00	New install includes all electrical. Per 2018 IRC.
Smoke & Carbon Monoxide Detector - New Install	Each, Hardwired	\$150.00	New install includes all electrical. Per 2018 IRC.
Wireless Smoke and Carbon Monoxide Detector	Each	\$150.00	With Inspector approval only. Must be interconnected with 10 yr. battery.

PLUMBING	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Replumb Whole House	Water and or Sewer Lines	Detailed Quote	Inspector to review all details and approve costs. Estimates required
Stop Valves, Ball Valves or Boiler Valves	Each	\$45.00	Complete installation with escutcheon or flange as required.
Metal Braided Supply Lines	Each	\$20.00	Metal Braided Supply Line.
Water Heater - Electric - R&R	Electric 38-40 Gal., 6 Year Minimum Warranty	\$1,200.00	Swap out complete installation including water line hook up, electrical hook up, drain pan and pipping for drain pan and T&P valve, all new components.
Water Heater - Gas - R&R	Gas 40 Gal., 6 Year Minimum Warranty	\$1,400.00	Swap out complete installation including water line hook up, gas hook up, B-vent hook up, drain pan and pipping for drain pan and T&P valve, all new components.
Thermal Expansion Tank	Each	\$100.00	Complete installation with all new components.
Water Heater Stand	Galvanized Steel Stand	\$100.00	Complete installation.
Gas Line R&R	Gas Line Repair and or replacement	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Heater Hut	Insulated Hut, Use Proper Model Gas or Electric	\$500.00	Complete installation with pad. Add \$75.00 for gas heater with stack.
Tankless Gas Water Heater	7.0 GPM Minimum, Swap Out from Tank to Tankless	\$2,500.00	Complete installation with all components.
Septic System	Complete System, Tank and Drain Field	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Septic Drain Field	Drain Field	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Septic Tank Pump Out	Pumping of Tank for Repairs	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Water Well-New	Complete New Well System. Post Test Results	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Water Well- Repair	Repair of Existing Well System. Post Test Results	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
INSULATION	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
R-13 Fiberglass Batt	Per Square Foot	\$1.75	Wall insulation.
R-19 Fiberglass Batt	Per Square Foot	\$2.25	Floor insulation.
R-30 Fiberglass Batt	Per Square Foot	\$3.25	Attic or Ceiling insulation where blown-in will not work, or for a repair.
R-38 Blown-In	Per Square Foot	\$2.50	Attic insulation. R-value card must be installed, signed and dated.
Attic Stair Insulator	Each	\$150.00	Attic Stair Insulator / Tent.
Vapor Barrier	Per Square Foot	\$1.25	Crawl space.
FOUNDATION	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
Vinyl Skirting/ Underpinning	Per Linear Foot	\$15.00	Complete install includes Skirting Panel, Top Back Rail, Top Front Rail, Ground Channel, and fasteners.
Automatic Foundation Vents	Each	\$70.00	
Foundation Vent	Each	\$35.00	
Foundation Vent Well	Each	\$45.00	
Jack Post	Each, Steel	Detailed Quote	Inspector to review all details and approve costs. Estimates required.
Block or Brick Piers	Each, Masonry	Detailed Quote	Inspector to review all details and approve costs. Estimates required.

Termite Treatment	Per Square Foot	Detailed Quote	Must provide certification and invoice from company. Inspector to review all details and approve costs. Estimates required.
INTERIOR WALLS / CEILING	DESCRIPTION & MATERIALS	M&L COST	OTHER INFORMATION
Gypsum Board	Per Square Foot, Walls and Ceilings	\$4.00	Complete installation ready to paint, does not include demo.
Spray Texture	Per Square Foot	\$3.00	Includes primer coat. Pictures required of primer coat.
Painting	Per Square Foot of Wall or Ceiling	\$5.00	Base White Color Only. Primed with two coats of paint.
LANDINGS/DECKS/RAILS	DESCRIPTION & MATERIAL	M&L COST	OTHER INFORMATION
4'x4' Landing - 0'-5' in Height	Treated Wood, 16" O.C. Framing, Post Bolted	\$1,200.00	Complete landing, steps, rails, graspable hand rails, and decking, does not include demo.
4'X6' Landing - 0'-5' in Height	Treated Wood, 16" O.C. Framing, Post Bolted	\$1,400.00	Complete landing, steps, rails, graspable hand rails, and decking, does not include demo.
Deck or Landing- Per Square Foot	Treated Wood, 16" O.C. Framing, Post Bolted	\$45.00	Complete deck, steps, rails, graspable hand rails, and decking, does not include demo.
Wood Steps	Per Step, Treated Wood, Tread and Riser	\$75.00	Complete Stair, includes tear off and disposal.
Rails	Per Linear Foot, Treated Wood, Rail or Hand Rail	\$35.00	Complete rail, graspable hand rail system, includes tear off and disposal.
Re-Decking Existing Deck	Per Square Foot, Treated Wood	\$8.00	Re-Decking of Existing deck surface includes tear off and disposal.
Handicap Ramp- Per Square Foot	Treated Wood, 16" O.C. Framing, Post Bolted	\$50.00	No Plywood. Complete ramp, rails and decking. Include hand-drawn plan.
4" Thick Concrete Pad / Landing	Per Square Foot	\$15.00	Broom Finished, Must pitch correctly.

Notes:
1) Cost listed are maximum allowable costs. Cost may vary based on location, type of product, availability, and other factors.
2) The cost list does not include all possible items or materials that may be required for repair or replacements. Any excluded items must be reasonably and justifiably priced by the contractor and approved by SC Housing Construction staff.
3) If a line item cost exceeds the maximum allowable cost, the Sponsor is responsible for obtaining three quotes for the line item for review and approval of the cost by SC Housing Construction staff and management.